

**Subject:** RE: FW: 1330 Pico

**From:** Joel Miller <jmiller@psomas.com>

**Date:** 2/1/18, 2:48 PM

**To:** Gerald Gubatan <gerald.gubatan@lacity.org>

**CC:** Dave Garcia <david@sandstoneproperties.com>,

"eri@sandstoneproperties.com" <eri@sandstoneproperties.com>,

"andrew@sandstoneproperties.com" <andrew@sandstoneproperties.com>, Paul

Garry <paul.garry@psomas.com>, "Alfred Fraijo (afraijo@sheppardmullin.com)"

<afraijo@sheppardmullin.com>, "Lali De Aztlan" <Lali@deaztlangroup.com>,

Kira Teshima <KTeshima@sheppardmullin.com>, "Fernando Guerra

(FG@deaztlangroup.com)" <FG@deaztlangroup.com>

Thanks, Gerald, for your help.

The WORD document is enclosed.

Regards

Joel

**Joel B. Miller, AICP, LEED AP**

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**From:** Gerald Gubatan [mailto:gerald.gubatan@lacity.org]

**Sent:** Thursday, February 01, 2018 2:45 PM

**To:** Joel Miller <jmiller@psomas.com>

**Cc:** Dave Garcia <david@sandstoneproperties.com>; eri@sandstoneproperties.com;

andrew@sandstoneproperties.com; Paul Garry <paul.garry@psomas.com>; Alfred Fraijo

(afraijo@sheppardmullin.com) <afraijo@sheppardmullin.com>; Lali De Aztlan

<Lali@deaztlangroup.com>; Kira Teshima <KTeshima@sheppardmullin.com>; Fernando

Guerra (FG@deaztlangroup.com) <FG@deaztlangroup.com>

**Subject:** Re: FW: 1330 Pico

Hello Joel,

Thanks for preparing the draft. Stylistically our Council Motion formats do not include the "Whereas" language in the preamble (although Council "Resolutions" do so).

If you don't mind forwarding a Word Version I can manipulate, I can edit then share with our Chief Legislative Analyst's Office (CLA) as well as DCP staff.

Gerald

Gerald G. Gubatan  
Senior Planning Deputy  
Office of Council Member Gilbert Cedillo  
Council District 1  
City Hall, Room 460  
Los Angeles, CA 90012

Tel: 213.473.7001  
[gerald.gubatan@lacity.org](mailto:gerald.gubatan@lacity.org)  
<http://cd1.lacity.org/>

On Thu, Feb 1, 2018 at 2:08 PM, Joel Miller <[jmiller@psomas.com](mailto:jmiller@psomas.com)> wrote:

Good afternoon, Gerald.

As a follow up to your email below, enclosed is a draft motion that has been prepared for CM Cedillo to take into Council. Please let me know if you have any comments regarding the document. Also, would you please let us know how soon the Councilman can bring it to Council.

Thank you,

Joel

Joel B. Miller, AICP, LEED AP  
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-----Original Message-----

From: Gerald Gubatan [mailto:[gerald.gubatan@lacity.org](mailto:gerald.gubatan@lacity.org)]

Sent: Monday, January 22, 2018 2:55 PM

To: Joel Miller <[jmiller@psomas.com](mailto:jmiller@psomas.com)>

Cc: Lali De Aztlan <[Lali@deaztlangroup.com](mailto:Lali@deaztlangroup.com)>; Fernando Guerra ([FG@deaztlangroup.com](mailto:FG@deaztlangroup.com)) <[FG@deaztlangroup.com](mailto:FG@deaztlangroup.com)>; Dave Garcia <[david@sandstoneproperties.com](mailto:david@sandstoneproperties.com)>; Eri Kroh <[eri@sandstoneproperties.com](mailto:eri@sandstoneproperties.com)>; Andrew Murray <[andrew@sandstoneproperties.com](mailto:andrew@sandstoneproperties.com)>; Paul Garry <[paul.garry@psomas.com](mailto:paul.garry@psomas.com)>

Subject: Re: 1330 Pico

Hello Joel,

Thanks for the update. The act of initiating the HPOZ boundary correction / adjustment may be done through introduction of a Council Motion. A Council-initiated zoning ordinance change historically means the Department of City Planning will incorporate the item into its work program and assign in-house City staff to prepare all the required documents (public hearing notices, ordinance map, ordinance language) and facilitate the approval process through the City Planning Commission and City Council. Ken Bernstein will need to full understand this and be cooperative in moving the item through the decision-making process.

For starters, a draft Motion would help - is City planning staff going to provide examples of previous Council Motions? Otherwise a draft Motion out of your office can only help.

Gerald

Sent from my iPhone

> On Jan 22, 2018, at 1:52 PM, Joel Miller <[jmiller@psomas.com](mailto:jmiller@psomas.com)> wrote:

>

> Good afternoon.

>

> Please see the email below from Christina Park in OHR/DCP.

>

> Gerald, I assume that having CM Cedillo introduce a motion to amend the HPOZ will not be an issue. I thought I would check with you to see if your office has an example of such a motion. If you do not, I will ask Christina and Ken Bernstein if they have an example for another HPOZ. If they don't, it won't be a problem for our office to create one.

>

> Regards,

>

> Joel

>

>

> Joel B. Miller, AICP, LEED AP

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> From: Christina Park [mailto:[christina.park@lacity.org](mailto:christina.park@lacity.org)]  
> Sent: Monday, January 22, 2018 1:41 PM  
> To: Joel Miller <[jmiller@psomas.com](mailto:jmiller@psomas.com)>  
> Cc: Ken Bernstein <[Ken.Bernstein@lacity.org](mailto:Ken.Bernstein@lacity.org)>; Paul Garry  
> <[paul.garry@psomas.com](mailto:paul.garry@psomas.com)>  
> Subject: Re: 1330 Pico

>  
>

> Hi Joel,

> After consulting the City Attorney's office and with Heather Bleemers, whom you recommended we reach out to, it is looking like the shortcut zone change would not be feasible in this scenario. The boundary correction would need to be initiated as a Council motion and move through standard channels.

>

> I will check in with a few other colleagues who might have dealt with similar scenarios, if not identical, and follow up with more information for you later this week.

>

> Regards,  
> Christina

>

> On Fri, Jan 19, 2018 at 7:57 AM, Joel Miller  
> <[jmiller@psomas.com](mailto:jmiller@psomas.com)<mailto:[jmiller@psomas.com](mailto:jmiller@psomas.com)>> wrote:

> Good morning, Christina and Ken.

>

> Another week (+) has slipped away so I wanted to check in with you on the HPOZ correction path (see below). I assume that by now you've put the question to the City Attorney's office. Can you please let us know what the conclusion is.

>

> Thank you,

>

> Joel

>

>

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> From: Joel Miller  
> Sent: Thursday, January 11, 2018 9:47 AM  
> To: Christina Park  
> <[christina.park@lacity.org](mailto:christina.park@lacity.org)<mailto:christina.park@lacity.org>>  
> Cc: Ken Bernstein  
> <[Ken.Bernstein@lacity.org](mailto:Ken.Bernstein@lacity.org)<mailto:Ken.Bernstein@lacity.org>>; Paul  
> Garry <[paul.garry@psomas.com](mailto:paul.garry@psomas.com)<mailto:paul.garry@psomas.com>>  
> Subject: RE: 1330 Pico

> Good morning. Just checking in. Please see the email below.

> Regards, Joel

> Joel B. Miller, AICP, LEED AP  
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> From: Joel Miller

> Sent: Friday, January 05, 2018 10:46 AM

> To: Christina Park

> <[christina.park@lacity.org](mailto:christina.park@lacity.org)<mailto:[christina.park@lacity.org](mailto:christina.park@lacity.org)>>

> Cc: Ken Bernstein

> <[Ken.Bernstein@lacity.org](mailto:Ken.Bernstein@lacity.org)<mailto:[Ken.Bernstein@lacity.org](mailto:Ken.Bernstein@lacity.org)>>

> Paul Garry <[paul.garry@psomas.com](mailto:paul.garry@psomas.com)<mailto:[paul.garry@psomas.com](mailto:paul.garry@psomas.com)>>

> Subject: 1330 Pico

>

>

> Happy New Year, Christina.

>

>

> Have you had a chance to chat with the city attorney's office on the "short-cut" zone change process that we discussed before the holidays?

>

> Regards,

>

> Joel

>

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> Joel B. Miller, AICP, LEED AP

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— Attachments: —

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